



NOTICE OF DETERMINATION

June 16, 2021

To: X Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St.
Sacramento, CA 95814

From: City of Chino
Planning Division
P.O. Box 667
Chino, CA 91708-0667

X San Bernardino County
Clerk of the Board of Supervisors
385 North Arrowhead Ave, 2nd Floor
San Bernardino, CA 92415-0131

Contact: Andrea Gilbert
Phone #: 909-334-3328

Lead Agency (if different from above):

Address: _____

Contact: _____

SUBJECT: Filing of Notice of Determination in compliance with Sections 21108 and 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to the State Clearinghouse): 2019039133

Project Title: Majestic Chino Heritage

Project Applicant: Majestic Realty Co.

Project Location (include county): The southeast corner of the Bickmore Avenue/Mountain Avenue intersection in the City of Chino, San Bernardino County, California

Project Description: The project involves the construction and operation of two industrial buildings on an approximately 97-acre property. The industrial building on the northern portion of the site includes approximately 1,168,170 square feet of floor area with 248 loading docks. The industrial building on the southern portion of the site includes approximately 914,040 square feet of floor area and 146 loading docks. The project, also, provides a variety of improvements to the project site, including but not limited to drive aisles, passenger car parking areas, truck trailer parking areas, utility infrastructure connections, water quality basins, exterior lighting, walls/fencing, and signage. The project amends the City of Chino General Plan Map to change the project site's land use designation from "Agriculture" and "Recreation/Open Space" to "General Industrial." The project also amends the City of Chino Zoning Map to change the project site's zoning designation from "General Agriculture" and "Open Space-Natural" to "General Industrial."

The project also involves improvements to Mountain Avenue and Bickmore Avenue along the project site frontage and installation of an off-site storm drain line that would outlet at an existing concrete wingwall at the terminus of the existing Cypress Channel. As part of the project's construction process, the project site will be raised so that the finished floor elevations of the two industrial buildings will be at an elevation of 567 feet above mean sea level or above, thereby raising the finished floor of the buildings out of the Prado Dam Reservoir Area, which will be achieved by the import of fill dirt from, potentially, five off-site properties.

This is to advise that on May 17, 2021, the Chino Planning Commission approved: Vesting Tentative Parcel Map PL18-0119, Site Approvals PL18-0118 and PL18-0120, and Special Conditional Use Permit PL19-0011. On June 1, 2021, the Chino City Council approved General Plan Amendment PL18-0090 and certified the project's EIR. Also, on June 1, 2021, the Chino City Council introduced for first reading an ordinance that, once effective, will adopt Zone Change PL18-0091. On June 15, 2021, the City Council conducted a second reading of the ordinance for Zone Change PL18-0091, thereby fully approving the project. The City of Chino has made the following determinations regarding the above-described project.

1. The project (will or will not) have a significant effect on the environment.

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PROJECT NO.: PL18-0090, PL18-0091, PL18-0118, PL18-0119, PL18-0120, PL19-0011

DATE: June 16, 2021

- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA; or
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA; or
- 3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 4. A Statement of Overriding Considerations (was or was not) adopted for this project.
- 5. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and record of project approval are available to the general public at Chino City Hall, 13220 Central Avenue, Chino, California 91710.



Andrea Gilbert
Senior Planner

June 16, 2021

Date

Date Received for filing at OPR: